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## TOWN OF CARRBORO

## PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

THURSDAY, JUNE 2, 2016

MEMBERS		GUESTS	STAFF
Catherine Adamson	Blake Rosser		Tina Moon
Heather Hunt			Jane Tuohey
Braxton Foushee			Marty Roupe
Andy Cohen			
Hathaway Pendergrass			
David Clinton			

Board Liaison: Damon Seils, Sammy Slade, Lydia Lavelle, Bethany Chaney, Randee Haven O'Donnell

Absent/Excused: Susan Poulton, Jack Haggerty, Andrew Whittemore

Catherine Adamson opened the meeting at 7:40.

## I. INTRODUCTIONS & OVERVIEW

Tina Moon gave a brief overview of the items to be heard, both of which originated as conditional use rezonings and were resubmitted as conditional rezonings.

## II. JOINT REVIEW ITEMS

### A) Proposed Rezoning and LUO Text Amendment for Inara Court on Fidelity Street

Moon showed the location of Inara Court on a vicinity map and explained that the site is just over half an acre. Moon continued to explain that the applicant is proposing six lots proposed for single family detached residences and showed a conceptual rendering of what the homes may look like. There will be a drop in session on June 13<sup>th</sup> at 5:30pm in the Board Room and a Public Hearing on June 28<sup>th</sup>. Moon advised members that if the rezoning is approved the project will require a special use permit with approval from the Board of Adjustment.

Justin Brown who is the project Engineer spoke about what this project entails. There are two parcels with a total of .62 acres it is currently R-7.5 and they are proposing for a rezone to R-2-CA. It was noted that there are only two existing parcels with R-2 in Carrboro currently. They are proposing six dwelling units; the minimum lot size is 4,000 sq. ft. and are requesting a reduction to 1,500 sq. ft. lot size from the 2,000. Maximum building height is 50ft but they are offering a self-imposed limit of 38ft as a condition of their conditional rezoning. Applicant, Paul Snow showed additional images of the

1 proposed project and talked about his interest in passive solar and shading. Snow spoke to  
2 the walkable path between West Poplar Avenue and Fidelity Street which is envisioned as  
3 amenity to the project and the community. Snow also described the proposed privacy  
4 walls at the back of the dwellings. He noted that there is still work to be done.  
5

6 Justin Brown spoke about the underground storm chambers which will be located in the  
7 front by the road; these will treat the storm water runoff.  
8

9 Snow continued to talk about the existing trees and said that they will need to re-tree  
10 nearly the whole lot. The cottage unit will probably be less than 1,200 sq. ft. and possibly  
11 900 or 1,000 sq. ft., the houses will be a minimum of 1,600 sq. ft.; he has set the  
12 maximum as 2,400 sq. ft. but doesn't expect them to be that big. Parking was also  
13 mentioned, they are proposing a 30ft space per lot for parking, which Snow believed could  
14 hold 3 cars and 2 cars on the cottage lot. There will be street lights added but they aren't  
15 sure if they will be public or private.  
16

17 **B) Proposed Rezoning and LUO Text Amendment for Lloyd Farm on Old**  
18 **Fayetteville Road**

19 Moon explained this is another project which started as a conditional use rezoning which  
20 came before the advisory board for the concept plan review. When it went before the  
21 Board of Aldermen to request the Public Hearing there were still neighbor concerns. The  
22 Board suggested mediation; and a group of identified stakeholders participated in the  
23 mediation process through the summer and into the fall of 2015. The shared objective  
24 during the mediation process was to modify the site plan enough that the group felt the  
25 project could resume as a conditional zoning and go back to the Board as a request for a  
26 public hearing. The Board set the public hearing for June 28<sup>th</sup> and referred the rezoning to  
27 the advisory boards. The use of conditional rezoning rather than conditional use rezoning  
28 allows the Board of Aldermen greater discretion in their decision and the ability to  
29 participate in conversations about the project with members of the community.  
30

31 Moon pointed out the location with the four-tract assemblage and identified the two lots  
32 proposed to be rezoned and the two lots that are not proposed to be rezoned. The main  
33 changes to the project based on the mediation process were to revisit the residential  
34 component and who the targeted audience will be. Senior living has been identified and  
35 there will be apartments and cottages. They are proposing to dedicate land to the Town of  
36 Carrboro and are looking at revisiting the circulation regarding traffic impact by adding a  
37 roundabout and a median cut in NC 54 to allow for a left turn.  
38

39 Three text amendments have been requested for the project and a public hearing to  
40 consider the amendments has also been scheduled for June 28<sup>th</sup>. There was a drop-in  
41 session in the middle of May and there will be another one on June 13<sup>th</sup> which will be  
42 shared with Inara Court and a third and final drop-in informational session on June 20<sup>th</sup>.  
43 Moon explained that if the Board of Aldermen approves the rezoning the applicant may  
44 apply for a conditional use permit.  
45

1 Ted Barnes from Argus Development Group addressed the advisory boards and talked  
2 briefly about the mediation and how they came up with the plan that is being presented.  
3 Barnes introduced Jack Smyre from Design Response, Andy Smith from EYC Company  
4 and Leann Brown their Attorney.  
5

6 The proposed development will include approximately 35 acres of the 40-acre site,  
7 including approximately 120,000 sq. ft. of retail space, 200 Senior Living units and 20  
8 cottages also.  
9

10 Jack Smyre spoke about the storm water; it will be an underground system with a layered  
11 approach, surface ponds, detention ponds and upstream ponds. Upstream of the ponds  
12 they have introduced two measures to lower the impact on the ponds, they will go through  
13 detention basins for infiltration to slow down the concentration to the point of interest and  
14 then the commercial buildings have cisterns that take the first inch of rain off the roof and  
15 store it so basically its cisterns – bio retention – ponds. Smyre also said they have  
16 constructive wetlands and are below the requirement for parking.  
17

18 Barnes said that the cottages will be rented not sold and will be owned by the senior living  
19 developer. He added that they do not plan to install a road that would connect directly to  
20 James Street. Barnes also said that through mediation sessions it was thought best to have  
21 a senior living project instead of multifamily apartments. He was asked which grocery  
22 store had shown interest in this project to which he responded Harris Teeter.  
23

24 Andy Smith was asked about a market analysis and said that he had performed a number  
25 of studies throughout NC. He will provide documentation with how it was thought best to  
26 have senior living as opposed to multifamily housing.  
27

28 Meredith Bratcher, Barbara Stenross and Lorraine Aragon spoke in opposition to this  
29 project, citing concern about the impact to their neighborhood with regard to more traffic,  
30 destroying the peace, cost to the Town and storm water problems. Lorraine Aragon asked  
31 the boards to think about what public benefits this project provides and the impact.  
32

33 *The Environmental Advisory Board, Transportation Advisory Board, the Appearance*  
34 *Commission and some members of the Economic Sustainability Commission left the*  
35 *meeting at 9:12pm.*  
36

### 37 **III. AGENDA ADJUSTMENTS**

38 The finalization of the 103 Main Street (Weaver Street Christmas tree lot) draft comments  
39 on the CUP concept will be discussed at the next meeting.  
40

### 41 **IV. APPROVAL OF MINUTES**

42 **May 5, 2016**

43 Cohen moved to approve the minutes, Foushee seconded the motion with amendments  
44 regarding voting. **VOTE:** AYES (8) Adamson, Foushee, Clinton, Hunt, Cohen, Tiemann,  
45 Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (3) Poulton, Haggerty,  
46 Whittemore. The May 5, 2016 Planning Board minutes were approved.

**V. OTHER MATTERS**

**A) Proposed Rezoning and LUO Text Amendment for Inara Court on Fidelity St.**

Clinton asked to be recused from the discussion because he worked as a drafting service for the developer. Motion made by Foushee and seconded by Cohen that Clinton be excused from voting on this project due to conflict of interest.

Moon explained the process and said there are two separate sets of recommendations.

**Recommendation for 102-104 Fidelity Street- Conditional Rezoning to R-2CZ**

Motion was made by Tiemann and seconded by Foushee that the Planning Board recommends that the Board of Aldermen approve the draft ordinance.

The Planning Board further requests that the Board of Aldermen and the applicant consider including a condition requiring one unit of workforce housing in the development. The Planning Board appreciates the applicant limiting the total number of units to six as well as the use of driveway runners to reduce impermeable surface.

VOTE: AYES (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (3) Poulton, Haggerty, Whittemore; ABSTAINED (1) Clinton

**Associated Findings**

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Foushee and seconded by Pendergrass that the Planning Board of the Town of Carrboro finds the proposed map amendment is consistent with Carrboro Vision 2020, particularly the following provisions:

**2.0 DEVELOPMENT**

Carrboro's development should take place in a manner consistent with a set of adopted values. Growth should occur in a balanced fashion, and at a rate that does not jeopardized the values set forth by Vision 2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

**2.11 Avoidance of Adverse Effects on Public Health and Safety**

Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

**2.5 Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

**3.2 Downtown Vitality**

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

**3.6 Economic Diversity**

3.63 The town should encourage the development of underutilized property in the downtown area.

**6.1 Housing for a Diverse Population**

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

6.15 The town should pursue the development of density bonus provisions for projects incorporating environmentally sensitive development and building practices.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it uses a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses.

VOTE: AYES (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (3) Poulton, Haggerty, Whittemore; ABSTAINED (1) Clinton.

**Recommendation for LUO Text Amendments to Reduce the Minimum Lot Size Requirement for R-2CZ District in Architecturally Integrated Subdivisions**

Motion was made by Hathaway and seconded by Rosser that the Planning Board recommends that the Board of Aldermen approve the draft ordinance. VOTE: AYES (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (3) Poulton, Haggerty, Whittemore; ABSTAINED (1) Clinton.

**Associated Findings**

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Motion was made by Tiemann and seconded by Hathaway that the Planning Board of the Town of Carrboro finds the proposed text amendment is consistent with Carrboro Vision 2020, particularly the following provisions:

**2.1 Avoidance of Adverse Effects on Public Health and Safety**

2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that

mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility.

**2.5 Balanced and Controlled Growth**

2.52 The town should continue to require the construction of a diverse housing stock.

**3.2 Downtown Vitality**

3.28 Carrboro encourages a variety of appropriate residential developments – single-family, multi-family, SROs, et cetera – in the downtown especially as part of mixed-use developments.

**6.1 Housing for a Diverse Population**

6.11 Town policy should accommodate a variety of housing styles, sizes and pricing. It should also address issues of density, funding and rezoning to allow for more non-detached housing, mixed-use development, and communal living options.

The Planning Board furthermore finds that the above described amendment is reasonable and in the public interest because it reduces the minimum lot size creating opportunities for more diverse housing options as part of conditional zoning, a mechanism that allows rezonings to occur under very specific conditions so as to ensure compatibility with surrounding and proposed uses. VOTE: AYES (7) Adamson, Foushee, Hunt, Cohen, Tiemann, Pendergrass, Rosser; NOES (0); ABSENT/EXCUSED (3) Poulton, Haggerty, Whittemore; ABSTAINED (1) Clinton.

**B) Proposed Rezoning and LUO Text Amendment for Lloyd Farm on Old Fayetteville Road**

Adamson asked for a volunteer to collect comments regarding this project; Pendergrass volunteered. Clinton said the first comments that the Planning Board offered on this project were on September 15, 2011. There were other comments made after these and Clinton asked Planning Board members to read them all. Members briefly discussed and pointed out their feelings about mostly the proposed assisted living and grocery store. Moon offered to email previous comments. Adamson asked for comments from all members. All information including conditions are in the package that members received at this meeting.

**C) Preparation of Community Planning Month activities for next October**

Whittemore had the comments and was not present at this meeting, so it was decided to leave this item until next meeting.

**V. ADJOURNMENT**

Clinton motioned to adjourn the meeting; Poulton seconded the motion. The June 2, 2016 Planning Board meeting adjourned at 10:15 pm.